

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE
NORTH COUNTY MULTIPLE SPECIES CONSERVATION PROGRAM PLAN
LOG NO. 04-00-001**

Public Review Period: March 10, 2005 through April 23, 2005

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the North County Multiple Species Conservation Program (MSCP) Plan. The County is seeking public agency, interest group and citizen input on the scope and content of the environmental information to be contained in the Environmental Impact Report. Because the North County MSCP Plan is a cooperative effort between the County and the Wildlife Agencies, the North County MSCP Plan will require the preparation of a joint National Environmental Policy Act (NEPA)/California Environmental Quality Act (CEQA) Environmental Impact Statement (EIS)/Environmental Impact Report (EIR).

The North County MSCP Plan is intended to protect key sensitive plant and animal populations and habitats within the County. It will allow currently threatened and endangered species to maintain or improve their status in the wild and eliminate the need to list more species as endangered in the future under Federal and State Endangered Species Acts. The North County MSCP Plan will also provide an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws protecting biological resources.

A Notice of Preparation document, which contains a more thorough project description and a preliminary North County MSCP Plan map, along with a description of the probable environmental effects of the project can be reviewed at: the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California; all libraries in the unincorporated area of San Diego County; and online at www.mscp-sandiego.org (click on North County Plan). Comments on the Notice of Preparation document must be in writing, comments must be sent to the DPLU address listed above and comments must reference the project number and name. Comments on this Notice of Preparation document must be received no later than April 23, 2005 at 4:00 p.m. (a 45-day public review period). For additional information or specific addresses of libraries where the Notice of Preparation document

is available for review, please contact the North County MSCP Plan Hotline at (866) 231-3437.

A public scoping meeting will also be held at the U.S. Fish and Wildlife Service Office located at 6010 Hidden Valley Road, Carlsbad, California 92009 on March 30, 2005 from 4:00pm to 6:00pm. The meeting will provide a public forum for information dissemination, identification of issues, scope of review, and questions on the North County MSCP Plan project, EIS/EIR, and the overall process. While staff will summarize the issues raised in this meeting and decisions made, anyone wishing to make formal comments on the Notice of Preparation must do so in writing. This scoping meeting is intended to satisfy the requirements of the Public Resources Code, Section 21083.9 that requires the Lead Agency to call at least one scoping meeting for the project. Additional scoping meetings will be considered upon receipt of requests in writing.

NOTICE OF PREPARATION DOCUMENTATION

DATE: March 10, 2005

PROJECT NAME: North County Multiple Species Conservation Program Plan

LEAD AGENCY: County of San Diego, Department of Planning and Land Use

ENV. REVIEW NUMBER: Log No. 04-00-001

PURPOSE:

The North County Multiple Species Conservation Program (MSCP) Plan is a cooperative effort among the County and the U.S. Fish and Wildlife Service and California Department of Fish and Game (Wildlife Agencies). Therefore the North County MSCP Plan will require the preparation of a joint National Environmental Policy Act (NEPA)/California Environmental Quality Act (CEQA) Environmental Impact Statement (EIS)/Environmental Impact Report (EIR). A separate Notice of Intent to prepare an EIS for this project will be sent for the Federal agencies involved.

This Notice of Preparation (NOP) is a request for responsible agencies, other interested parties, and members of the general public to provide input on the content of the draft EIS/EIR for the North County Multiple Species Conservation Program Plan. Your responses to the NOP will assist with the identification of a range of alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIS/EIR.

In conformance with Section 15050 and 15367 of the California Environmental Quality Act (CEQA) Guidelines, the County of San Diego has been designated the "Lead Agency," which is defined as the "public agency which has the principal responsibility of carrying out or approving a project."

Pursuant to Section 15082 of the CEQA Guidelines each Responsible Agency is required to provide the Lead Agency with specific detail about the scope and content of the environmental information related to the Responsible Agency's area of statutory responsibility, which must be included in the draft EIR. At a minimum, responses shall identify: 1) the significant environmental issues, reasonable alternatives and mitigation measures that the Responsible Agency will need to have explored in the draft EIR; and 2) whether the agency will be a Responsible Agency or a Trustee Agency for the project.

PROJECT LOCATION:

The North County MSCP Plan study area covers approximately 311,800 acres. The North County MSCP Plan is bounded by the following neighboring jurisdictions and conservation planning boundaries:

To the north the North County MSCP Plan extends to Riverside County line. To the west the North County MSCP Plan extends to the eastern edge of Camp Pendleton Marine Base and the northern coastal cities of San Diego County. To the south the North County MSCP Plan extends to the existing MSCP South County Subarea boundary around Lake Hodges, Rancho Santa Fe, San Pasqual Valley, Mount Woodson, and Fernbrook. To the east the Cleveland National Forest predominantly bounds the North County MSCP Plan boundaries.

Communities contained within the North County MSCP Plan include Bonsall, De Luz, Fallbrook, Harmony Grove, Lilac, Pala, Pauma Valley, Rainbow, Rincon Springs, Twin Oaks Valley, Valley Center and much of Ramona. The incorporated cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista are excluded from the study area and will be planned as the Multiple Habitat Conservation Program, sponsored by SANDAG. Military Lands (Marine Corps Base Camp Pendleton and Fallbrook Naval Armory) and Indian Reservations are also excluded from the study area.

PROJECT DESCRIPTION:

The North County MSCP Plan is intended to protect key sensitive plant and animal populations and habitats within the County. It will allow currently threatened and endangered species to maintain or improve their status in the wild and eliminate the need to list more species as endangered in the future under Federal and State Endangered Species Acts. The North County MSCP Plan currently proposes coverage for 58 species; however, the total species covered by the North County MSCP Plan may fluctuate based on the review process. It is also designed to accommodate continued economic growth and improve quality of life. The North County MSCP Plan will provide an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws protecting biological resources.

The North County MSCP Plan is a cooperative effort among the County and the U.S. Fish and Wildlife Service and California Department of Fish and Game (Wildlife Agencies). Authority for this process comes from California's Natural Community Conservation Planning (NCCP) Act and section 10(a) of the Federal Endangered Species Act that provides for the preparation of Habitat Conservation Plans (HCPs). This program will support applications to the Wildlife Agencies for incidental "take" of threatened or endangered species. Incidental take may be authorized for otherwise legal activities that will allow harm to listed individuals or their habitat in return to support conservation in planned preserve areas. Once the County obtains take authorization, it can permit take for projects that conform to the standards outlined in the plan. Because the North County MSCP Plan is a cooperative effort between the County and the Wildlife Agencies, the North County MSCP will require the preparation of a Joint National Environmental Policy

Act (NEPA) /California Environmental Quality Act (CEQA) Environmental Impact Statement (EIS)/Environmental Impact Report (EIR).

The overall effect of the North County MSCP Plan is to create large, connected preserve areas that address the regional habitat needs for a number of species together and provide for ongoing management and monitoring. The North County MSCP Plan is the second of three County Habitat Conservation Plans that will work together to protect sensitive plants, animals, and their habitats in the unincorporated portions of the County of San Diego. Currently, there is a Subarea Plan that covers South County and a Plan for East County is in its initial planning phase. The north county cities (Solana Beach to Oceanside and east to Escondido) have recently completed a subregional plan – the Multiple Habitat Conservation Plan. The North County MSCP Plan will provide connections to the planned open space areas in the Multiple Habitat Conservation Plan as well as the South County MSCP Subarea Plan, thereby providing a regional open space preserve system. This also provides an opportunity for coordinated management and monitoring of preserves throughout the region. Outside of multiple species planning programs project-level mitigation occurs for relatively few species and can result in small, isolated open space easements without adequate management or monitoring requirements. The North County MSCP Plan will include a requirement to manage, maintain and monitor plant and animal life on the lands once they are acquired or dedicated as preserve lands. There are two levels of management activities: stewardship (removal of trash, prevention of trespass, erosion control, etc.) and biological monitoring (habitat monitoring, corridor monitoring, species-specific surveys).

Three documents will be analyzed as part of the NEPA/CEQA review process:

- I. North County MSCP Plan. The North County MSCP Plan text will outline the goals and policies that affect land within the North County MSCP Plan boundaries. It will include discussion of conservation policies, allowable uses in preserve areas, and general procedures and guidelines for assembling the preserve. The North County MSCP Plan will also include a map that illustrates a number of conservation elements.
- II. North County Biological Mitigation Ordinance (NCBMO). The NCBMO will explain the requirements for processing project development applications and describe required habitat mitigation measures for projects not exempt from the NCBMO. The NCBMO will apply to those lands within the North County MSCP Plan boundaries.
- III. North County MSCP Implementing Agreement (North County MSCPIA). The third document is the Implementing Agreement to be entered into among the County and the Wildlife Agencies. The purpose of this Agreement is to ensure the implementation of the North County MSCP Plan by contractually binding each of the parties to fulfill and faithfully perform the obligations, responsibilities, and tasks assigned to it pursuant to the terms of the North County MSCP Plan. This Agreement also provides remedies and recourse should any of the Parties fail to

perform its obligations, responsibilities, and tasks as set forth in the MSCP, the North County MSCP Plan and this Agreement.

There are six specific conservation areas associated with this plan:

- I. Publicly-Owned Preserve Areas. These are permanent open space preserve areas owned and managed by public agencies.
- II. Pre-negotiated "Hardline" Areas. These are areas where portions of private land development projects have been identified for development and others committed to the North County MSCP Plan preserve as permanent open space.
- III. Pre-Approved Mitigation Area (PAMA). Lands within the PAMA have been identified through an extensive computer modeling process and independent scientific review as being of high biological importance. Mitigation, in the form of private land open space dedications, will be encouraged to take place in these areas as set forth in the NCBMO. Development may occur within the PAMA area but mitigation ratios are higher and certain design standards must be met as set forth in the NCBMO. The County anticipates that 75% of the PAMA will be preserved as natural open space or agricultural lands through acquisition of lands in fee title or easements by public and private organizations and private land dedications.
- IV. San Luis Rey River Regional Park Area. Preservation of habitat within the San Luis Rey River Regional Park Area is proposed to meet outdoor recreational needs of San Diego County residents and help provide coverage for incidental take of species under the North County MSCP Plan for the widening of State Route 76. Take authorization for the improvement of State Route 76 will be permitted if the improvement plans meet set criteria and goals.
- V. Working Landscapes. These areas include agricultural operations that maintain conservation value for endangered species such as the Arroyo Toad and the Stephen's Kangaroo Rat, and may also provide habitat connectivity in core and linkage areas. Maintaining agriculture in these areas will be encouraged. The County is investigating a variety of economic incentive programs for landowners in these areas such as exempting agricultural clearing from NCBMO in areas outside of Pre-approved Mitigation Areas, if Agricultural Conservation Easements are granted to the County on areas to be cleared
- VI. The Ramona Vernal Pools Planning Area. Vernal pools in the downtown area of Ramona and the adjacent grasslands have been assessed in a study funded by the Environmental Protection Agency. The results from the final report will be incorporated into the plan. The Ramona Vernal Pool component will prescribe a process for project review and mitigation to preserve the most valuable pools with the greatest likelihood of perpetual preservation.

ENVIRONMENTAL ISSUES:

The County has determined that a Program EIR will be required for the proposed Comprehensive General Plan Update. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. The Program EIR will be prepared in accordance with the requirements of CEQA Statutes and Guidelines, as amended. Pursuant to Section 15146 of the CEQA Guidelines the degree of specificity in the Program EIR will correspond to the degree of specificity involved in the North County Multiple Species Conservation Program Plan text, North County Biological Mitigation Ordinance, and the North County MSCP Implementing Agreement. The EIR will focus on the secondary effects that can be expected to follow from adoption of the North County Multiple Species Conservation Program Plan text, North County Biological Mitigation Ordinance, and the North County MSCP Implementing Agreement and will not be as detailed as an EIR on the specific construction projects that will follow. Based on the County's preliminary analysis of the project, the following environmental issues will be examined in the Program EIR:

Agriculture - Agriculture is a major component in the area covered by the North County MSCP Plan and a primary focus of the North County MSCP Plan. The area covered by the North County MSCP Plan has large areas of existing agriculture that maintain conservation value for endangered species and serve as valuable open space. In fact, 95,080 acres or 30.6% of the North County MSCP Plan area consist of agricultural land use. To address the importance of agricultural lands in the North County MSCP Plan area the "working landscapes" component of the North County MSCP Plan was developed.

The working landscapes include an assortment of agricultural lands, including land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and lands that are actively farmed based on aerial photography and data from the DPLU GIS mapping application. The working landscapes component of the North County MSCP Plan is designed to enhance agricultural activity by exempting agricultural clearing from NCBMO in areas outside of Pre-approved Mitigation Areas, if Agricultural Conservation Easements are granted to the County on areas to be cleared. However, the EIS/EIR will address the project's potential to convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, including conversion to permanent preserve and future development that may preclude agriculture. Also, the analysis will evaluate whether the North County MSCP Plan's implementing framework and ordinance will preclude or result in the potential conversion of Farmland.

Biological Resources - The North County MSCP Plan will serve as a multiple species Habitat Conservation Plan pursuant to the of the federal Endangered Species Act (ESA), Section 10(a)(1)(B) and NCCP Plan pursuant to the NCCP Act, Section 2800 et seq of the California Fish and Game Code. The North County MSCP Plan will be submitted to the wildlife agencies, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) to obtain long-term Take Authorization, which will allow the taking of certain Covered Species incidental to land development and other lawful land uses which are authorized by the County. Currently, the North County MSCP Plan proposes to cover 58 identified species within the North County MSCP Plan boundaries. Since the North County MSCP Plan proposes to allow incidental take of 58 species and their habitat (including riparian habitats and communities), potentially significant impacts to these species and their habitat may occur and must be analyzed in the EIS/EIR. The analysis will include an evaluation of the North County MSCP Plan's text and map, and implementing ordinance and agreement. Some of the main issues that need to be analyzed in the biological evaluation in the EIS/EIR include, but are not limited to:

- Relying on the Pre-Approved Mitigation Areas (PAMA) for preserve assembly rather than evaluating each site to determine if it is biologically significant.
- Protection of Rare and Endemic plant and animal species according to the list in the North County Biological Mitigation Ordinance (NCBMO) and through policies implemented pursuant to this plan.
- Implementing the "Working Landscapes" in North County MSCP Plan, including:
 - Exempting agricultural clearing from NCBMO in areas outside of Pre-approved Mitigation Areas, if Agricultural Conservation Easements are granted to the County on areas to be cleared.
 - Recognizing existing agriculture operations can play a part in preserve design, if in matrix of agriculture and habitat.
 - Making changes in the Tier structure to establish Tier I mitigation requirements for agricultural lands within PAMA that provide habitat for Endangered Species.
- Distinguishing Non-native grassland habitat that provides habitat for Stephens' kangaroo rats and burrowing owls from Non-native grasslands without these species and setting Tier I mitigation standards for the occupied Non-native grasslands.
- Establishing grading limitations for the Southwestern arroyo toad and Least Bell's vireo and Southwestern willow flycatcher.
- Exempting for hydrologic/geo-technical studies.
- Establishing the San Luis Rey River Regional Park Area. Preservation of habitat within the San Luis Rey River Regional Park Area is proposed to provide coverage for incidental take of species under the North County MSCP Plan for the creation of active use areas and to contribute to mitigation needs for the potential future widening

of State Route 76. Take authorization for the improvement of State Route 76 will be permitted if the improvement plans meet set criteria.

- Permitting take of vernal pool habitat in the Ramona area in exchange for preserving and managing other vernal pool areas. The process for permitting all take activities and establishing managed preserves should be evaluated for its adequacy to protect sensitive species associated with vernal pools in Ramona.

Hazards and Hazardous Materials - Although, no specific development of structures or residences are proposed at this time, the creation of large-scale open space preserves may contribute to the exposure of future and existing residences to wildland fires. Large portions of the land covered by the North County MSCP Plan support undeveloped, natural habitats, such as grasslands, sage scrub, chaparral, and even coniferous forest, which in the context of fire ecology are known as wildlands. Within the North County MSCP Plan, wildlands will be a part of a future preserve system. In certain places this future preserve system will occur adjacent to urbanized areas where residences are intermixed with wildlands and may expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the EIS/EIR must evaluate the North County MSCP Plan's approach to fire risk management and preserve design, especially within the Wildland/Urban Interface and identify and mitigate any potentially significant impacts related to exposure to wildland fires.

Hydrology and Water Quality - The North County MSCP Plan will establish the San Luis Rey River Regional Park Area. Preservation of habitat within the San Luis Rey River Regional Park Area is proposed to provide coverage for incidental take of species under the North County MSCP Plan for the creation of active use areas and to contribute to mitigation needs for the potential future widening of State Route 76. Take authorization for the improvement of State Route 76 will be permitted if the improvement plans meet set criteria. As a result of the improvements to State Route 76, potentially significant impacts to existing drainage patterns may occur and must be analyzed in the EIS/EIR.

Land Use and Planning - The North County MSCP Plan will result in large, connected preserve areas that address the regional habitat needs for a number of species together and provide for ongoing management and monitoring while streamlining the land use permitting process. As a result, any potential conflicts with the applicable land use plans, policies, or regulations must be addressed within the context of the EIS/EIR. Refer to Section IV, Question (e) for more information on analysis.

Mineral Resources - Portions of the North County MSCP Plan have been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of undetermined mineral resources MRZ-3 and as an area of "Identified Mineral Resource Significance" MRZ-2. Additionally, portions of the North County MSCP Plan are within an Extractive Use Zone (S-82) and have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). Portions of the project study area are located within an alluvial river valley or underlain by

coastal marine/non-marine granular deposits. The proposed project may result in conversion of these areas to permanent open space associated with habitat preserve. Therefore, the project may result in the significant loss of availability of a known mineral resource to the region and the residents of the state and will need to be further evaluated within the context of the EIS/EIR.

Transportation and Traffic - The North County MSCP Plan is not expected to have a significant impact on transportation/ circulation. However, the project does involve:

- Additional Average Daily Trips (ADTs) associated with future scheduled maintenance or monitoring of future preserves areas
- Maintenance anticipated to occur on a weekly or monthly basis and monitoring expected to occur on a quarterly or annual basis
- Reducing expansion of planned or existing circulation in or near preserve areas
- The North County Biological Mitigation Ordinance will allow the decreasing of road standards to benefit the preserve. Any proposed decreased road standards must meet set criteria including the approval from the Fire Authority Having Jurisdiction in the area.

Therefore, any associated ADTs from future maintenance and monitoring and its impact on the road system, any restrictions on roadways through and adjacent to planned preserves, and potentially significant impacts from road design features may occur and will be analyzed in the EIS/EIR.

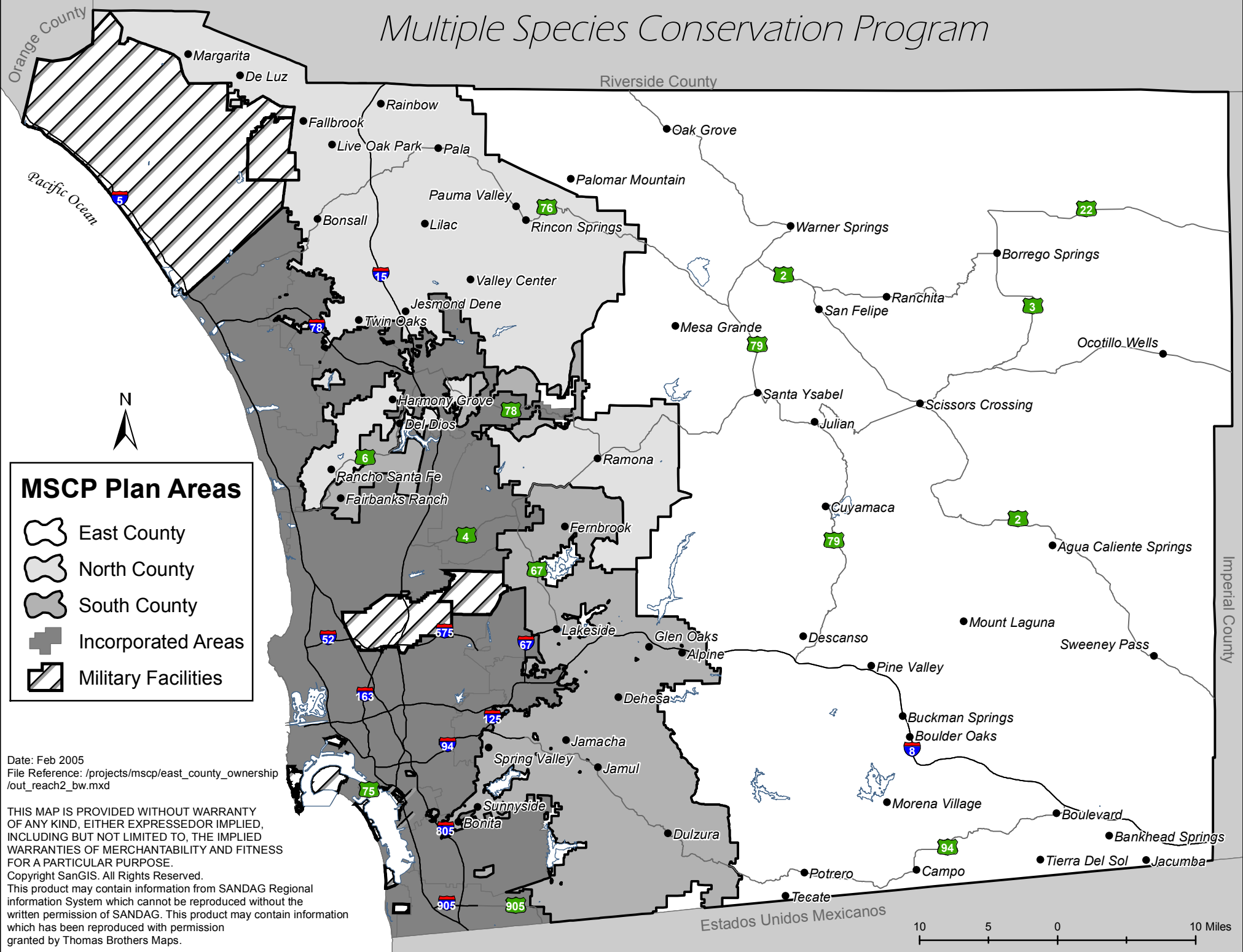
Cumulative Impacts – The EIR will include a separate chapter, which identifies whether the project's impacts, for each of the subject areas identified above, are cumulatively considerable. "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

Attachments:

Figure 1: Project Regional Location Map

Figure 2: Draft North County Multiple Species Conservation Program Plan Map

Multiple Species Conservation Program



MSCP Plan Areas

-  East County
-  North County
-  South County
-  Incorporated Areas
-  Military Facilities

Date: Feb 2005
 File Reference: /projects/mscp/east_county_ownership/out_reach2_bw.mxd

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North County Subarea Plan



Subarea Plan Working Draft

Pre-Approved Mitigation Area (PAMA)

Areas within PAMA

- PAMA Natural Upland Habitats
- PAMA Riparian/Wetland Conservation Areas
- Existing Agriculture Containing Habitat: Value Important for Coverage of a Specific Species
- Existing Agriculture Important for Preserve Design

Areas outside PAMA

- Riparian/Wetland Conservation Areas
- Natural Upland Habitats
- Existing Agriculture
- Open Space Easements
- Developed

Hardline Areas

- Hardline Preserve Areas
- Pre-negotiated (Hardline) Take Authorized Areas

Draft Hardline Areas

- Properties Currently being Negotiated for Hardline Preserve and Take Authorized

State Route 76 Expansion and San Luis Rey River Park

VPPA
Vernal Pool Planning Area in Ramona
A site specific vernal pool preserve will be developed within the Ramona area.

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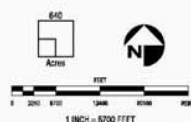
Version 5.3

Basemap Legend

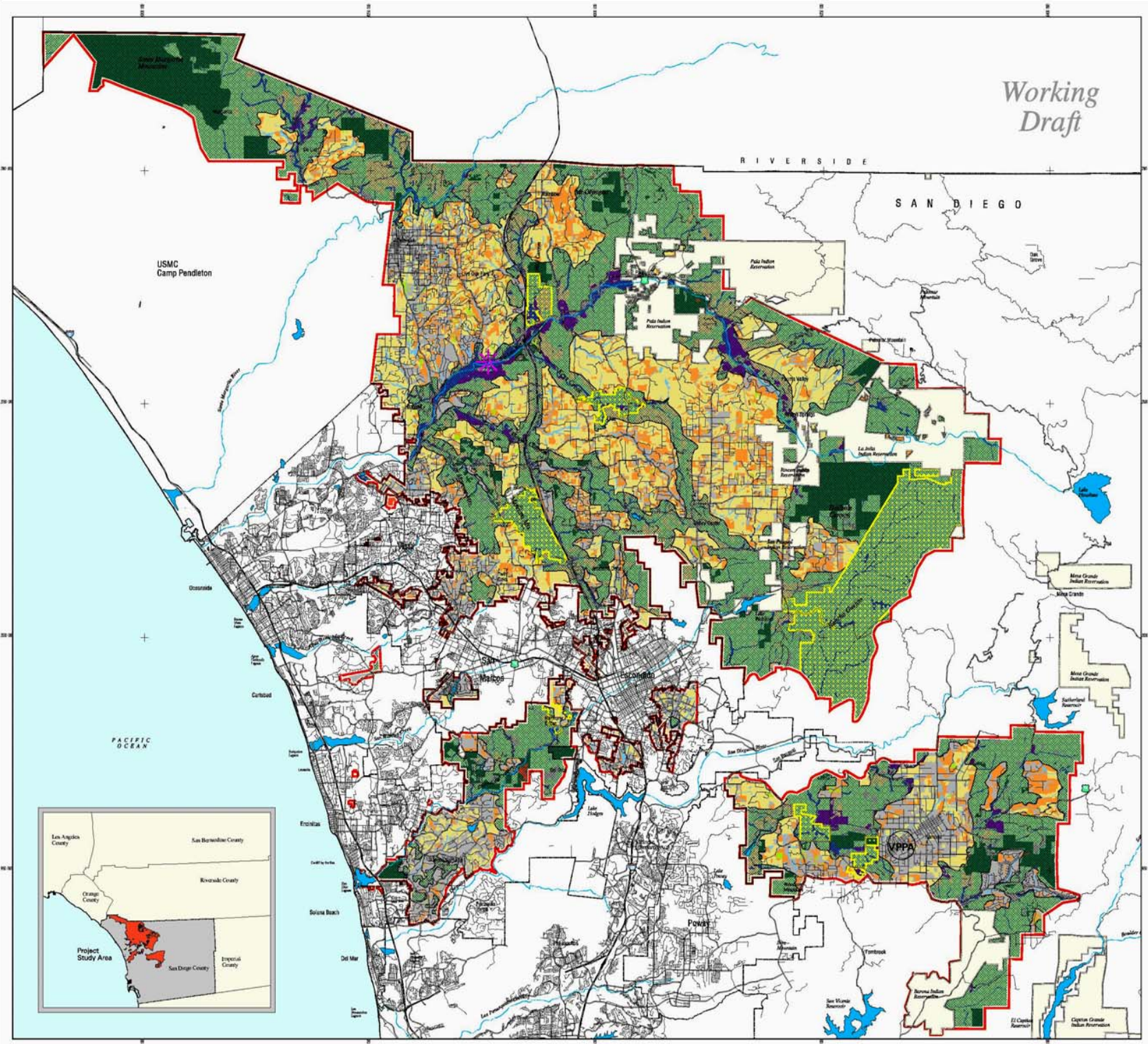
- Subarea Boundary
- Lake
- City Boundary
- Freeway
- Major Road
- Minor Road
- River
- Tribal Lands or Not a Part

Map Notes

Date Created: 05/24/04
Map Projection: Spheroid, Zone 18, NAD83, Feet
Map: up1
Ref: data2\project\map_north\consultant_data\otaria\master.amd - 205



Working Draft



March 10, 2005

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G Rev. 10/98)

1. Project Environmental Log Number/Title:

Project Environmental Log No. 04-00-001; North County Multiple Species
Conservation Program Plan

2. Lead agency name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666

3. Contact(s):

Jeremy Buegge
Environmental Resource Manager
Phone number: (858) 694-3719
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Cheryl Monzon
Land Use/Environmental Planner II
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Adam Wagschal
Land Use/Environmental Planner I
Phone number: (858) 495-5254
E-mail: adam.wagschal@sdcounty.ca.gov

4. Project location:

The North County Multiple Species Conservation Program (MSCP) Plan study area covers approximately 311,800 acres. The North County MSCP Plan is bounded by the following neighboring jurisdictions and conservation planning boundaries:

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5. Project sponsor's name and address:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

6. General Plan and Zoning Designation: The North County MSCP Plan boundaries covers multiple designations, including General Plan designations for agricultural, commercial, industrial, and residential, and zoning for agricultural, civic, commercial, industrial, and residential use types.

7. Description of project (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

The North County MSCP Plan is intended to protect key sensitive plant and animal populations and habitats within the County. It will allow currently threatened and endangered species to maintain or improve their status in the wild and eliminate the need to list more species as endangered in the future under Federal and State Endangered Species Acts. The North County MSCP Plan currently proposes coverage for 58 species; however, the total species

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fee title or easements by public and private organizations and private land dedications.

- IV. San Luis Rey River Regional Park Area. Preservation of habitat within the San Luis Rey River Regional Park Area is proposed to meet outdoor recreational needs of San Diego County residents and help provide coverage for incidental take of species under the North County MSCP Plan for the widening of State Route 76. Take authorization for the improvement of State Route 76 will be permitted if the improvement plans meet set criteria and goals.

V. Working Landscapes. These areas include agricultural operations that maintain conservation value for endangered species such as the Arroyo Toad and the Stephen's Kangaroo Rat, and may also provide habitat connectivity in core and linkage areas. Maintaining agriculture in these areas will be encouraged. The County is investigating a variety of economic incentive programs for landowners in these areas such as exempting agricultural clearing from NCBMO in areas outside of Pre-approved Mitigation Areas, if Agricultural Conservation Easements are granted to the County on areas to be cleared

- VI. The Ramona Vernal Pools Planning Area. Vernal pools in the downtown area of Ramona and the adjacent grasslands have been assessed in a study funded by the Environmental Protection Agency. The results from the final report will be incorporated into the plan. The Ramona Vernal Pool component will prescribe a process for project review and mitigation to preserve the most valuable pools with the greatest likelihood of perpetual preservation.

8. Surrounding land uses and setting (Briefly describe the project's surroundings):

GEOGRAPHIC SETTING

The urban areas within the North County MSCP Plan are predominantly in the western portion of the North County MSCP Plan boundaries and throughout the coastal cities of San Diego County. Further east, the land is less developed and more rural in nature, with larger lot sizes. Agriculture is prevalent throughout the North County MSCP Plan boundaries and includes the major agricultural areas of Bonsall, Fallbrook, North County Metro, Pala/Pauma, and Valley Center.

Interstates and State Highways

The portions of County in the North County MSCP Plan are serviced by Interstates 5 and 15 that both run north and south throughout the western portion of the North County MSCP Plan boundaries. Additionally, the North County MSCP Plan is serviced by State Highway 67, that runs north and south within the County and State Highways 76 and 78 that both run east and west across the County.

Topography

Topography in the study area ranges from flat to hilly, with relatively gentle slopes in the inland river valleys. Steeper hills are found in the south-central portion of the study area (eastern Carlsbad and southern San Marcos), and in northern portions of San Marcos and Escondido. Steep canyons associated with predominantly east-west drainages cut through some of the hills and mesas. The study area contains a portion of one coastal lagoon – San Elijo Lagoon – which represents the terminus of Escondido Creek. The study area covers portions of the Santa Margarita, San Luis Rey, San Dieguito, Penasquitos, San Diego, and Carlsbad watersheds.

VEGETATION COMMUNITIES

The area covered by the North County MSCP Plan is a generally semi-arid environment, with a Mediterranean climate and supports a wide range of habitats and vegetation communities. These habitats and communities range from grasslands and shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

Coastal sage scrub has been lost at a rapid rate in southern California; only about 30% of naturally occurring coastal sage scrub remains. Coastal sage scrub is home to the threatened California gnatcatcher. Chaparral is more widespread in San Diego County and covers approximately 630,000 acres. There are many different types of chaparral, and this vegetation community ranges from the coast to the mountains in the county. Grasslands are composed of both native perennial grasslands and non-native annual grasslands. Native perennial grasslands are now quite rare in southern California, and non-native annual grasslands cover about 147,000 acres in San Diego County. Riparian vegetation occurs along streamcourses and beside bodies of water. About 29,000 acres of riparian vegetation remains in the county, but thousands of acres has been lost to clearing or mining. Riparian vegetation communities are home to a disproportionate number of sensitive species and provide important movement corridors to wildlife. Oak woodlands cover about 125,000 acres in the county, covering the hillsides in the mountain regions but often restricted to canyon bottoms in the lower elevations. Oak forests are found in the mountain areas and differ from oak woodlands by being a denser stand of trees. Meadows and seeps cover about 16,000 acres in the county, mostly in the mountain areas and where groundwater is high or silty soils occur. Marshes cover less than 1000 acres in the county, but once covered approximately ten times that area. Marshes are important wildlife areas, especially for birds, and occur along the coast and streamcourses where there is shallow standing water. Coniferous forests cover approximately 79,000 acres in the county, mostly above 3500 feet in elevation. Vernal pools are intermittent wetlands formed during the rainy season. Once common in flat areas of the county, vernal pools are only found in about 3-5% of their previous range and are home to several sensitive species.

9. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action

North County MSCP Plan Adoption
NC Biological Mitigation Ordinance and
Implementing Agreement
Incidental Take Permit

Incidental Take Permit

Agency

County of San Diego
County of San Diego

CA Department of Fish and Game
(CDFG)
US Fish and Wildlife Services
(USFWS)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input checked="" type="checkbox"/> Hazards & Haz. Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality | <input checked="" type="checkbox"/> Land Use & Planning |
| <input checked="" type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Note: The North County MSCP Plan will require the preparation of a Joint NEPA/CEQA EIS/EIR.

Signature

Jeremy Buegge
Printed Name

Date

Environmental Resource Manager
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

PRELIMINARY STATEMENT: The North County MSCP Plan is intended to protect key sensitive plant and animal populations and habitats within the County. The North County MSCP Plan is also designed to accommodate continued economic growth and improve quality of life by reducing the costly permit process for private landowners and public agencies. The proposed North County MSCP Plan is a regional habitat management focused on creating large, connected preserve areas that address the regional habitat needs for a number of species and providing for ongoing management and monitoring, while streamlining the land use permitting process and encourages development in already developed areas. The North County MSCP Plan is not a mechanism meant to decrease the amount of development proposed within the North County, but is meant to redistribute and encourage development outside of proposed preserve areas. No specific developments are being proposed as part of this project. Any future discretionary project that is located within the North County MSCP Plan boundaries will be subject to CEQA and further environmental review. At that time, any associated impacts from the projects will be analyzed and considered, addressed, mitigated (if feasible) and included as a part of the environmental review for that project.

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways. The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying landcover, establish the visual environment for the scenic vista.

Portions of the North County MSCP Plan boundaries are located near or within the viewsheds of scenic vistas. However, adoption of the proposed project will not adversely impact any scenic vistas, because the proposed project does not propose any visible alterations to the visual environment, including landform modification or construction. The North County MSCP Plan does not provide any coverage for impacts to scenic vistas. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
|---|--|

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Potentially Significant Unless
Mitigation Incorporated | <input type="checkbox"/> No Impact |
|--|------------------------------------|

Discussion/Explanation:

Less Than Significant Impact: State scenic highways refer to those highways that are officially designated. A scenic highway is officially designated as a State scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation for scenic highway approval, and receives notification from Caltrans that the highway has been designated as an official Scenic Highway. Official State scenic highways are designated on portions of State highways 78 (through Anza-Borrego Desert State Park) and 125 (from SR94 to I-8). The proposed project area is not located near or visible within the same composite viewshed as a State scenic highway. Therefore, the project will not change the visual composition of an existing scenic resource within a State scenic highway.

Portions of the North County MSCP Plan boundaries are located within the County's I-15 Scenic Corridor and within several priority scenic routes that have not been officially designated as scenic highways. However, adoption of the proposed project will not adversely impact any of these scenic corridors or priority routes, because the proposed project does not propose any visible alterations to the visual environment, including landform modification or construction. The North County MSCP Plan does not provide any coverage for impacts to scenic resources. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic highways, corridor, or priority route.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|--|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless
Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Adoption of the proposed project will not adversely impact visual character or quality within or surrounding the North County MSCP Plan boundaries. The proposed project does not propose any visible alterations to the visual environment, including landform modification or construction. The North County MSCP Plan does not provide any coverage for impacts to visual character or quality. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality within or surrounding the North County MSCP Plan boundaries.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve any physical improvements such as outdoor lighting or building materials with highly reflective properties (i.e. highly reflective glass or high-gloss surface colors). In addition the proposed project will not result in any modifications to County light or glare standards. As a result, the project will not create any new sources of light pollution that could contribute to skyglow, light trespass or glare and adversely affect day or nighttime views in the North County MSCP Plan boundaries. Moreover, any future discretionary project that is located within the North County MSCP Plan boundaries will be subject to CEQA and further environmental review. At that time, projects must demonstrate conformance to the Light Pollution Code (Section 59.101-59.115) and any associated light or glare impacts will be determined and mitigated, if necessary.

II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Agriculture is a major component in the area covered by the North County MSCP Plan and a primary focus of the North County MSCP Plan. The area covered by the North County MSCP Plan has large areas of existing agriculture that maintain conservation value for endangered species and serve as valuable open space. In fact, 95,080 acres or 30.6% of the North County MSCP Plan area consist of agricultural land use. To address the importance of agricultural lands in

the North County MSCP Plan area the “working landscapes” component of the North County MSCP Plan was developed.

The working landscapes include an assortment of agricultural lands, including land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency and lands that are actively farmed based on aerial photography and data from the DPLU GIS mapping application. The working landscapes component of the North County MSCP Plan is designed to enhance agricultural activity by exempting agricultural clearing from NCBMO in areas outside of Pre-approved Mitigation Areas, if Agricultural Conservation Easements are granted to the County on areas to be cleared. However, the EIS/EIR will address the project’s potential to convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, including conversion to permanent preserve and future development that may preclude agriculture. Also, the analysis will evaluate whether the North County MSCP Plan’s implementing framework and ordinance will preclude or result in the potential conversion of Farmland.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: The County of San Diego has two agricultural zones: Limited Agriculture (A70) and General Agriculture (A72). Portions of the North County MSCP Plan area are zoned A70 and A72. The uses proposed in the North County MSCP Plan would be consistent with A70 and A72 zoning. These zones allow multiple land uses and do not limit preserves, conservation easements, or dedicated open space easements, which may be created in A70 and A72 zones as a result of the North County MSCP Plan. Therefore, the project will not conflict with any agricultural zoning.

Williamson Act contracts restrict land development on contract lands. Williamson Act contracts typically limit land use in contract lands to agriculture, recreation, and open space, unless otherwise stated in the contract. The North County MSCP Plan is focused on creating large, connected preserve areas that address the regional habitat needs for a number of species and providing for ongoing management and monitoring, while streamlining the land use permitting process and encourages development within already developed areas. Preserves, conservation easements, and dedicated open space easements are land uses that may be created on Williamson Act contract lands and would be consistent with Williamson Act contract lands. Therefore, the project will not conflict with Williamson Act contracts or lands.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Areas covered by the North County MSCP Plan are located on State designated Farmland and the North County MSCP Plan could result in the conversion of Farmland to a non-agricultural use. Refer to Section II (a) above for details regarding potential impacts to agricultural resources. Any potential agricultural impacts from the project will be discussed and analyzed in the context of the EIS/EIR.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The North County MSCP Plan does not involve any land development and will not alter SANDAG growth projections used in development of the RAQS and SIP. Also, implementation of the project will not result in emissions of significant quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board. The only vehicle trips that may be generated by the North County MSCP Plan would be vehicle trips associated with any future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis. Therefore, the project will not conflict or obstruct with the implementation of the RAQS nor the SIP on a project or cumulative level.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. For CEQA purposes, these screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the CEQA Air Quality Handbook for the South Coast Air Basin (SCAB), which has stricter standards for emissions of ROCs/VOCs than San Diego's, is appropriate.

Less Than Significant Impact: The North County MSCP Plan will not have a significant impact on air quality, because implementation of the North County MSCP Plan is not expected to differ significantly from the baseline conditions or existing setting.

The project proposes regional conservation plan and will not generate significant levels of pollutants from mobile sources or construction. The only vehicle trips that may be generated by the North County MSCP Plan would be vehicle trips associated with any future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook section 6.2 and 6.3 for criteria pollutants. As such, the project is not anticipated to violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation.

Furthermore, future projects within the proposed the North County MSCP Plan will be required to conduct environmental analysis in compliance with CEQA. At that time the impact of the future projects on air quality will be determined. In some respects,

implementation of the North County MSCP Plan may have beneficial effects on air quality, due to a change in the land use patterns to more compact development outside the preserve; this may reduce vehicle trip length, with associated reduction in air pollutant emissions. The extent to which such beneficial effect may occur has not been quantified. Federal, State, and local air quality regulations would continue to apply to activities both within and outside the preserve. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Please refer to Section III, Question (b) for further analysis. The project does not propose any construction and/or operation that have the potential to emit any criteria air pollutants. The only vehicle trips that may be generated by the North County MSCP Plan would be vehicle trips associated with any future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis. Further, there are no substantial grading operations associated with the construction of the project. As such, the project will not result in the in a cumulatively considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

Less Than Significant Impact: Although sensitive receptors have been identified throughout the North County MSCP Plan boundaries, no specific land development is proposed in association with the regional conservation plan; therefore the project will not generate any construction-related emissions. Regarding mobile sources, the only vehicle trips that may be generated by the North County MSCP Plan would be vehicle trips associated with any future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis. Therefore, since the project will only generate infrequent vehicle trips associated with maintenance and monitoring the project will not impact any sensitive receptors to substantial pollutant concentrations. Moreover, the proposed project's potential future emissions are below the screening-level criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA Air Quality Handbook Section 6.2 and 6.3. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the proposed project. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The NCMCSP Plan is a regional conservation plan that is focused on creating large, connected preserve areas that address the regional habitat needs for a number of species and providing for ongoing management and monitoring, while streamlining the land use permitting process and encourages development within already developed areas. The North County MSCP Plan is the second of three County Habitat Conservation Plans that will work together to protect sensitive plants, animals, and their habitats in the unincorporated portions of the County of San Diego. Currently, there is a Subarea Plan that covers South County and a Plan for East County is in its initial planning phase.

The North County MSCP Plan will serve as a multiple species Habitat Conservation Plan pursuant to the of the federal Endangered Species Act (ESA), Section 10(a)(1)(B) and NCCP Plan pursuant to the NCCP Act, Section 2800 et seq of the California Fish and Game Code. The North County MSCP Plan will be submitted to the wildlife agencies, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) to obtain long-term Take Authorization, which will allow the taking of certain Covered Species incidental to land development and other lawful land uses which are authorized by the County. Currently, the North County MSCP Plan proposes to cover 58 identified species within the North County MSCP Plan boundaries. Since the North County MSCP Plan proposes to allow incidental take of 58 species and their habitat, potentially significant impacts to these species and their habitat may occur and will be analyzed in the EIS/EIR. The analysis will include an evaluation of the North County MSCP Plan's text and map, and implementing ordinance and agreement.

Some of the main issues that need to be analyzed in the biological evaluation in the EIS/EIR include, but are not limited to:

- Relying on the Pre-Approved Mitigation Areas (PAMA) for preserve assembly rather than evaluating each site to determine if it is biologically significant.
- Protection of Rare and Endemic plant and animal species according to the list in the North County Biological Mitigation Ordinance (NCBMO) and through policies implemented pursuant to this plan.

- Implementing the “Working Landscapes” in North County MSCP Plan, including:
 - Exempting agricultural clearing from NCBMO in areas outside of Pre-approved Mitigation Areas, if Agricultural Conservation Easements are granted to the County on areas to be cleared.
 - Recognizing existing agriculture operations can play a part in preserve design, if in matrix of agriculture and habitat.
 - Making changes in the Tier structure to establish Tier I mitigation requirements for agricultural lands within PAMA that provide habitat for Endangered Species.
 - Distinguishing Non-native grassland habitat that provides habitat for Stephens' kangaroo rats and burrowing owls from Non-native grasslands without these species and setting Tier I mitigation standards for the occupied Non-native grasslands.
 - Establishing grading limitations for the Southwestern arroyo toad and Least Bell's vireo and Southwestern willow flycatcher.
 - Exempting for hydrologic/geo-technical studies.
 - Establishing the San Luis Rey River Regional Park Area. Preservation of habitat within the San Luis Rey River Regional Park Area is proposed to provide coverage for incidental take of species under the North County MSCP Plan for the creation of active use areas and to contribute to mitigation needs for the potential future widening of State Route 76. Take authorization for the improvement of State Route 76 will be permitted if the improvement plans meet set criteria.
 - Permitting take of vernal pool habitat in the Ramona area in exchange for preserving and managing other vernal pool areas. The process for permitting all take activities and establishing managed preserves will be evaluated for its adequacy to protect sensitive species associated with vernal pools in Ramona.
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- ☒ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The NCMCSP Plan is a regional conservation plan that is focused on creating large, connected preserve areas that address the regional habitat needs for a number of species, including riparian habitats and communities. In fact, the NCMCSP Plan focuses on preserving riparian areas within the Santa Margarita River, San Luis Rey River, and San Dieguito River watersheds. However, as outlined in Section IV, Question (a) above the NCMCSP Plan proposes to allow incidental take of 58 species and their habitat, including riparian habitat and species. Take of species in riparian species associated with alteration of wetland habitat will also require applicable wetland permits (e.g., Streambed Alteration Permits, Section 404 permits). Potentially significant impacts to these species and their habitat may occur and will be analyzed in the EIS/EIR. For more information on potentially significant impacts and major biological issues to be analyzed in the North County MSCP Plan refer to Section IV, Question (a).

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan would not cause any direct change to the physical environment because no specific land development is proposed as part of this project. However, as outlined in Section IV, Question (a) and (b) above the NCMCSP Plan proposes to allow incidental take of 58 species and their habitat, including riparian habitat and species for lawful land development. Take of species in riparian species associated with alteration of wetland habitat will also require applicable wetland permits (e.g., Streambed Alteration Permits, Section 404 permits). Potentially significant impacts to these species and their habitat may occur, including federally protected wetlands and will be analyzed in the EIS/EIR. For more information on potentially significant impacts and major biological issues to be analyzed in the North County MSCP Plan refer to Section IV, Question (a).

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan would not cause any direct change to the physical environment because no specific land development is proposed as part of this project. However, as outlined in Section IV, Question (a) and (b) above the NCMCSP Plan proposes to allow incidental take of 58 species and their habitat. As a result, the NCMCSP Plan may interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, all related impacts will be analyzed in the EIS/EIR. For more information on potentially significant impacts and major biological issues to be analyzed in the North County MSCP Plan refer to Section IV, Question (a).

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan will serve as a multiple species Habitat Conservation Plan (HCP) pursuant to the of the federal Endangered Species Act (ESA), Section 10(a)(1)(B) and NCCP Plan pursuant to the NCCP Act, Section 2800 et seq of the California Fish and Game Code. The North County MSCP Plan will be submitted to the wildlife agencies, U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) to obtain long-term Take Authorization, which will allow the taking of certain Covered Species incidental to land development and other lawful land uses which are authorized by the County. Conformance with all Federal and State habitat conservation requirements and any other approved local, regional or state habitat conservation plans, or any other local policies or ordinances that protect biological resources will be demonstrated in the EIS/EIR.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although historical resources are contained within the boundaries of the North County MSCP Plan, no specific land development is proposed in association with the regional conservation plan; therefore the project will not physically impact any historical resources. The North County MSCP Plan does not provide any coverage for impacts to historical resources pursuant to State CEQA Guidelines Sections 15064.5. Therefore, the project will not result in any adverse project or cumulative level effect on a historical resource.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although archaeological resources are contained within the boundaries of the North County MSCP Plan, no specific land development is proposed in association with the regional conservation plan; therefore the project will not physically impact any archaeological resources. The North County MSCP Plan does not provide any coverage for impacts to archaeological resources pursuant to State CEQA Guidelines Sections 15064.5. Therefore, the project will not result in any adverse project or cumulative level effect on an archaeological resource.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although unique paleontological resources or geologic features are contained within the boundaries of the North County MSCP Plan, no specific land development is proposed in association with the regional conservation plan; therefore the project will not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The North County MSCP Plan does not provide any coverage for impacts to unique paleontological resources or geologic features. Therefore, the project will not directly or indirectly destroy a unique paleontological resource or geologic feature and will not result in any adverse project or cumulative level effect.

- d) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although human remains are likely to be contained within the boundaries of the North County MSCP Plan, no specific land development is proposed in association with the regional conservation plan; therefore the project will not disturb any human remains. The North County MSCP Plan does not provide any coverage for impacts to human remains. Therefore, the project will not disturb any human remains and will not result in any adverse project or cumulative level effect.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan, northwest of Palomar Mountain, are located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California. The North County MSCP Plan does not involve any land development which would expose people or structures to risks associated with hazards zones as part of this project. Therefore, there will be no potentially significant impact from the exposure of people or structures to a known zone of fault rupture hazard as a result of this project.

- ii. Strong seismic ground shaking?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Mitigation Incorporated

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan are located within 5 kilometers of the center of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California (these areas are prone to strong seismic ground shaking), the North County MSCP Plan does not involve any land development which would expose people or structures to risks associated with hazards zones as part of this project. Any future discretionary project that is located within the boundaries North County MSCP Plan will be subject to CEQA and further environmental review. At that time, any associated hazards will be determined and mitigated, if necessary. Additionally, future projects will have to conform to the Seismic Requirements -- Chapter 16 Section 162- *Earthquake Design* as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no potentially significant impact from the exposure of people or structures to a known zone of seismic ground shaking as a result of this project.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Portions of the North County MSCP Plan are located within areas prone to seismic-related ground failure, including liquefaction. These areas are primarily located in and around the San Luis Rey River. However, the North County MSCP Plan does not involve any land development which would expose people or structures to risks associated with seismic-related ground failure, including liquefaction as part of this project. Therefore, there will be no potentially significant impact from the exposure of people or structures to seismic-related ground failure, including liquefaction, as a result of the proposed project.

iv. Landslides?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan are located within moderate to high landslide susceptibility zones, the North County MSCP Plan does not involve any land development which would expose people or structures to landslides as part of this project. Therefore, there will be no potentially significant impact from the exposure of people or structures to landslides, as a result of the proposed project.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan are located within areas with severely erodible soils, the North County MSCP Plan does not involve any land development which would cause substantial erosion as part of this project. Any future discretionary project that is located within the boundaries of the North County MSCP Plan will be subject to CEQA and further environmental review. At that time, any associated soil erosion will be determined and required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Therefore, there will be no potentially significant impact from the exposure of people or structures to landslides, as a result of the proposed project.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve any land development which will not result in any site disturbance or grading. Therefore, no unstable geological conditions will result from the action. For further information, refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan are located on areas of highly expansive soils, the North County MSCP Plan does not involve any land development which would cause substantial risks associated with construction on highly expansive soils as part of this project. Any future discretionary project that is located within the boundaries of the North County MSCP Plan will be subject to CEQA and further environmental review. Any future development will be required to comply the with improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, the project will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan are located within areas incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems, the North County MSCP Plan does not involve any land development which would install on-site wastewater systems on inadequate soils as part of this project. Therefore, there will be no potentially significant impact from installing on-site wastewater systems on inadequate soils, as a result of the proposed project.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Mitigation Incorporation

Discussion/Explanation:

Less than Significant Impact: As a part of the North County MSCP Plan preserve management, pesticides may be used. However, the project will not create a significant hazard to the public or the environment because if the project transports, uses or stores substances that are listed in Section 2770.5 of Title 19 of the California Code of Regulations (CCR), the project will be required to comply with the California Accidental Release Program (CalARP) and with the Federal Clean Air Act, section 112(r). Therefore, the proposed project will not create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

☐ Potentially Significant Impact

☒ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Less than Significant Impact: As a part of the North County MSCP Plan preserve management, pesticides may be used. However, the project will not create a significant hazard to the public or the environment because if the project involves hazardous substances all storage, handling, and disposal of potentially toxic substances must be handled in full compliance with local, State, and Federal regulations. Therefore, the proposed project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: Many schools are located within the North County MSCP Plan boundaries. As a part of the North County MSCP Plan preserve management, pesticides may be used. However, if the project involves hazardous substances all storage, handling, and

disposal of potentially toxic substances must be handled in full compliance with local, State, and Federal regulations. Therefore, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan boundaries are located on a sites listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5, the North County MSCP Plan does not involve any specific land development. Therefore, the proposed project will not create a significant hazard to the public or the environment.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan boundaries may be located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport, the North County MSCP Plan does not propose any uses that will increase density around airports or construct any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Potentially Significant Unless Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan boundaries are located within one mile of private airstrip, the North County MSCP Plan does not propose any uses that will increase density around private airstrips or construct any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- ☐ Potentially Significant Impact ☐ Less than Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN

No Impact: The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project will not interfere with this plan because it will not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the majority of the project is not located along the coastal zone or coastline. The North County MSCP Plan does include areas east of San Elijo Lagoon which are in the coastal zone; however, the North County MSCP Plan will not interfere with the Oil Spill Contingency Element, because this area is proposed as preserve and is not planned to be developed.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: There are Dam Evacuation Plans within the North County MSCP Plan boundaries; however the project will not interfere with any plans, because even though the project is located within a dam inundation zone, the project is not for a unique institution such as hospital, school, skilled nursing facility, retirement home, mental health care facility, care facility with patients that have disabilities, adult and childcare facility, jails/detention facilities, stadium, arena, amphitheater, or similar use that may limit the ability of the County Office of Emergency Services to implement a dam evacuation plan. Therefore, the project will not interfere with any dam evacuation plans.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: Future discretionary projects within the North County MSCP Plan boundaries will be required to comply with existing fire regulation relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Although, no specific development of structures or residences are proposed at this time, the creation of large-scale open space preserves may contribute

to the exposure of future and existing residences to wildland fires. Large portions of the land covered by the North County MSCP Plan support undeveloped, natural habitats, such as grasslands, sage scrub, chaparral, and even coniferous forest, which in the context of fire ecology are known as wildlands. Within the North County MSCP Plan, wildlands will be a part of a future preserve system. In certain places this future preserve system will occur adjacent to urbanized areas where residences are intermixed with wildlands and may expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the EIS/EIR will evaluate the North County MSCP Plan's approach to fire risk management and preserve design, especially within the Wildland/Urban Interface and identify and mitigate any potentially significant impacts related to exposure to wildland fires.

- i) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

- a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best

Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01). The North County MSCP Plan does not provide any coverage for waste discharge. Therefore, the project will not violate any waste discharge requirements.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The North County MSCP Plan covers portions of the Santa Margarita, San Luis Rey, San Dieguito, Carlsbad, San Diego, and Penasquitos watersheds. According to the Clean Water Act Section 303(d) list of July 2003 portions of these watersheds are impaired as listed below.

Portions of the Santa Margarita watershed, including Rainbow Creek and Santa Margarita Lagoon are impaired for eutrophication. Constituents of concern in the Santa Margarita watershed include Nitrate (surface and groundwater), sediment, coliform bacteria, and TDS in groundwater.

In the San Luis Rey watershed no portion of the San Luis Rey River, which is tributary to the Pacific Ocean, is impaired, but the mouth of the San Luis Rey is impaired for coliform bacteria. Constituents of concern in the San Luis Rey River watershed include coliform bacteria, nitrate, sediment, and pesticides.

Portions of the Carlsbad watershed along the coast of the Pacific Ocean at Buena Vista Lagoon, Escondido Creek, Loma Alta Slough, and San Marcos are impaired for coliform bacteria; Agua Hedionda Lagoon is impaired for coliform bacteria and sedimentation; Buena Vista Lagoon is impaired for coliform bacteria, nutrients, and sedimentation; Loma Alta Slough is impaired for eutrophication and coliform bacteria; San Elijo Lagoon is impaired for eutrophication, coliform bacteria and sedimentation. Constituents of concern in the Carlsbad watershed include coliform bacteria, nutrients, sediment, trace metals, and toxics.

Portions of the San Dieguito watershed at the Pacific Ocean and San Dieguito River are impaired for coliform bacteria. Constituents of concern in the San Dieguito watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals.

Portions of the San Diego watershed at the Pacific Ocean and mouth of the San Diego River is impaired for coliform bacteria. Constituents of concern in the San Dieguito watershed include coliform bacteria, total dissolved solids, nutrients, petroleum chemicals, toxics, and trash. However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants.

Portions of the Penasquitos watershed are impaired. Los Penasquitos Lagoon is impaired for sedimentation; Mission Bay is impaired for coliform bacteria, eutrophication, and lead; Tecolote Creek is impaired for cadmium, copper, lead, zinc, coliform bacteria, and aquatic toxicity; Pacific Ocean at Scripps is impaired for coliform bacteria; Formosa Slough and Channel is impaired for eutrophication. Constituents of concern in the Penasquitos watershed include coliform bacteria, nutrients, trace metals, toxics, and sediment.

Despite all the impairments listed above, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants. In addition, any future discretionary project within the North County MSCP Plan boundaries that involved land disturbance would have to include site design measures and/or source control BMP's and/or treatment control BMP's to ensure potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. Any future proposed BMP's must be consistent with the regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d); rather it may provide for improvement to the overall water quality in County watersheds.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

The North County MSCP Plan does not propose any known sources of polluted runoff. The proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or beneficial uses because there is no change between the baseline condition and the proposed action. Please refer to Section VIII, Question (b) for further analysis.

No Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the North County MSCP Plan.

The North County MSCP Plan covers portions of the Santa Margarita, San Luis Rey, San Dieguito, Carlsbad, San Diego, and Penasquitos watersheds that have the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water:

Santa Margarita – municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; groundwater recharge; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; estuarine habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

San Luis Rey – municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

San Dieguito – municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; estuarine habitat; marine habitat; preservation of biological habitats of special significance; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

Carlsbad – municipal and domestic supply; agricultural supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; aquaculture; estuarine habitat; marine habitat; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

Penasquitos – municipal and domestic supply; agricultural supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; estuarine habitat; marine habitat; preservation of biological habitats of special significance; migration of aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

San Diego – municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; commercial and sport fishing; estuarine habitat; marine habitat; migration of

aquatic organisms; shellfish harvesting; and, rare, threatened, or endangered species habitat.

The North County MSCP Plan does not propose any known sources of pollutants, or land use activities that adversely affect these beneficial uses. In addition, any future discretionary project within the North County MSCP Plan boundaries that involves land disturbance would have to include site design measures and/or source control BMP's and/or treatment control BMP's to ensure potential pollutants will be reduced in any runoff to the maximum extent practicable. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Any future discretionary project that is located within the North County MSCP Plan boundaries will be subject to CEQA and further environmental review. At that time, any associated impacts from altering a drainage, stream or creek will be evaluated and any Federal, State or local requirements will be identified including Federal 404 permits and CDFG Streambed Alteration Agreement requirements. Therefore, the project will not result in erosion or siltation on or off site of the project study area. Please refer to Section VI, Question (b) for further analysis on soil erosion.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

☒ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan will establish the San Luis Rey River Regional Park Area. Preservation of habitat within the San Luis Rey River Regional Park Area is proposed to provide coverage for incidental take of species under the North County MSCP Plan for the creation of active use areas and to contribute to mitigation needs for the potential future widening of State Route 76. Take authorization for the improvement of State Route 76 will be permitted if the improvement plans meet set criteria. As a result of the improvements to State Route 76, potentially significant impacts to existing drainage patterns may occur and will be analyzed in the EIS/EIR.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve construction of new or expanded development that would exceed the capacity of existing drainage systems. In addition, there are no planned storm water drainage systems proposed by the project. Therefore, the project will not create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve any land development which will not result in additional sources of polluted runoff. Please refer to Section VIII, Question (b) for further analysis.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan is not proposing to place structures with a potential for human occupation within a 100-year flood hazard area and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. Therefore, the project will not result in any flood hazards. Please refer to Section VIII, Question (f) and (g) for further analysis.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan is not proposing to place structures, access roads or other improvements, which will impede or redirect flood flows in these areas. Therefore, the project will not result in any flood flow impacts. Please refer to Section VIII, Question (f), (g), and (i) for further analysis.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve construction of new or expanded development that could expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding. Please refer to Section VIII, Question (f), (g), (i) and (j) for further analysis.

- l) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

- i. SEICHE

No Impact: Although portions of the North County MSCP Plan are located along the shoreline of Lake Wohlford, no specific land development is proposed. Therefore, the project will not result in inundation by seiche.

- ii. TSUNAMI

No Impact: Although portions of the North County MSCP Plan are located near the San Elijo Lagoon and are within a mile of the coast that may be exposed in the event of a tsunami, no specific land development is proposed. Therefore, the project will not result in inundation by tsunami.

iii. MUDFLOW

No Impact: Mudflow is type of landslide. As stated in Section VI, Question (a. iv.), portions of the project study area are located within moderate to high landslide susceptibility zones. However, the North County MSCP Plan does not involve any land development as part of this project. Therefore, the project will not result in inundation by mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan will result in large, connected preserve areas that address the regional habitat needs for a number of species together and provide for ongoing management and monitoring while streamlining the land use permitting process and encourages development within already developed areas. The project does not propose the introducing new infrastructure such major roadways or water supply systems, or utilities to the area, which could physically divide an established community. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan will result in large, connected preserve areas that address the regional habitat needs for a number of species together and provide for ongoing management and monitoring while streamlining the land use permitting process. As a result, any potential conflicts with the applicable land use plans, policies, or regulations will be addressed within the context of the EIS/EIR. Refer to Section IV, Question (e) for more information on analysis.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Portions of the North County MSCP Plan have been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of undetermined mineral resources MRZ-3 and as an area of “Identified Mineral Resource Significance” MRZ-2. Also, portions of the project study area are located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits. The proposed project may result in conversion of these areas to permanent open space associated with habitat preserve. Therefore, the project may result in the significant loss of availability of a known mineral resource to the region and the residents of the state and will need to be further evaluated within the context of the EIS/EIR.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Portions of the North County MSCP Plan are within an Extractive Use Zone (S-82) and have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25). Also, portions of the project study area are located within an alluvial river valley or underlain by coastal marine/non-marine granular deposits. Therefore, as discussed above in Question (a), the project may result in the significant loss of availability of a known mineral resource and will need to be further evaluated within the context of the EIS/EIR.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan serves to protect the County's biological resources by guiding development and by establishing mitigation standards, which will be applied to discretionary projects. The project does not propose any noise generating uses or sources, with the exception of associated with any future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis and should have minimal noise generation and will not exceed General Plan or Noise Ordinance standards. The North County MSCP Plan does not provide any coverage for additional noise impacts. The general plan and noise ordinance will continue to apply to existing and proposed land use within the North County MSCP Plan. Therefore, the project will not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less than Significant Impact with Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.

4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan serves to protect the County's biological resources by guiding development and by establishing mitigation standards, which will be applied to discretionary projects. The project does not propose any noise generating uses or sources, with the exception of associated with any future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis and should have minimal noise generation and will not exceed General Plan or Noise Ordinance standards. The North County MSCP Plan does not provide any coverage for additional noise impacts. The general plan and noise ordinance will continue to apply to existing and proposed land use within the North County MSCP Plan. Therefore, the project will not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan serves to protect the County's biological resources by guiding development and by establishing mitigation standards, which will be applied to discretionary projects. The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project

vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems. Also, the North County MSCP Plan does not involve any general construction. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity. Refer to Section XI, Questions (a) and (c) for more information.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan may be located within a Comprehensive Land Use Plan (CLUP) for airports; or within two miles of a public airport, the project does not propose any uses that will increase density or development around airports. Therefore, the project expose people residing or working in the project area to excessive noise levels. Refer to Section XI, Questions (a) and (c) for more information.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan may be located within one mile of a private airstrip, the project does not propose any uses that will increase density or development around airports. Therefore, the project expose people residing or working in the project area to excessive noise levels. Refer to Section XI, Questions (a) and (c) for more information.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP is a regional habitat management focused on creating large, connected preserve areas that address the regional habitat needs for a number of species and providing for ongoing management and monitoring, while streamlining the land use permitting process and encourages development in already developed areas. Potentially significant impacts from population growth in an area due to the proposed project may occur and will be analyzed in the EIS/EIR.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere because the project does not propose any specific land development. The North County MSCP Plan serves to protect the County's biological resources by guiding development and by establishing mitigation standards, which will be applied to discretionary projects. Therefore, the proposed project will not displace a substantial number of housing.

- a) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project does not propose any specific land development. The North County MSCP Plan serves to protect the County's biological resources by guiding development and by

establishing mitigation standards, which will be applied to discretionary projects. Therefore, the proposed project will not displace a substantial number of people.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
Mitigation Incorporated

- ☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services because the project does not propose any specific land development. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- ☐ Potentially Significant Impact
☐ Potentially Significant Unless
Mitigation Incorporated

- ☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The North County MSCP Plan will increase recreational opportunities by providing more open space for passive recreation. The North County

MSCP Plan will allow multi-use trails as compatible uses within certain preserve areas. Recreational opportunities could include passive activities such as hiking and bird watching.

To avoid substantial physical deterioration of local recreation facilities future projects will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located.

There is an existing surplus of County Regional Parks. Currently, there is over 21,765 acres of regional parkland owned by the County, which far exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive surplus of existing publicly owned lands that can be used for recreation the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result any cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant surplus of regional recreational facilities will remain.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

☐ Potentially Significant Impact

☐ Less than Significant Impact

☐ Potentially Significant Unless
Mitigation Incorporated

☒ No Impact

Discussion/Explanation:

No Impact: The North County MSCP Plan does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in

either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan is not expected to have a significant impact on transportation/circulation. However, the project does involve additional Average Daily Trips (ADTs) associated future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis. In addition, the proposed project may impact traffic patterns by reducing expansion of planned or existing circulation in or near preserve areas. Therefore, in the context of the EIS/EIR any associated ADTs from future maintenance and monitoring and its impact on the road system will be discussed. Also, any restrictions on roadways through and adjacent to planned preserves will be discussed in the context of the EIS/EIR.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The North County MSCP Plan is not expected to have a significant impact on transportation/circulation. However, the project does involve additional ADTs associated future scheduled maintenance or monitoring of future preserves areas. Maintenance is anticipated to occur on a weekly or monthly basis and monitoring is expected to occur on a quarterly or annual basis. In addition, the proposed project may impact traffic patterns by reducing expansion of planned or existing circulation in or near preserve areas. Therefore, in the context of the EIS/EIR any associated ADTs from future maintenance and monitoring and its impact on the road system will be discussed. Also, any restrictions on roadways through and adjacent to planned preserves will be discussed in the context of the EIS/EIR.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Although portions of the North County MSCP Plan may be located within an Airport Master Plan Zone, the project does not propose any uses that will increase density around airports or construct any structures constituting a safety hazard to aircraft and/or operations from an airport or heliport, which would alter traffic patterns. Therefore, the project will result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: The North County Biological Mitigation Ordinance will allow the decreasing of road standards to benefit the preserve. Any proposed decreased road standards must meet set criteria including the approval from the Fire Authority Having Jurisdiction in the area. Potentially significant impacts from road design features may occur and will be analyzed in the EIS/EIR.

- e) Result in inadequate emergency access?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan will not result in inadequate emergency access because no specific land development is proposed as part of this project. Therefore, the project will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan is a regional habitat conservation plan and does not require on-site or off-site parking. Moreover, the only associated ADTs are related to future maintenance and monitoring that may occur on a weekly, monthly or annual basis and there is sufficient space in or near preserves to accommodate parking one vehicle as needed for maintenance and monitoring. Therefore the proposed project will not result in inadequate parking capacity.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No specific land development, including road construction, is proposed as part of this project. Therefore, the project will not conflict with adopted policies, plans, or programs supporting alternative transportation.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not include new or expanded storm water drainage facilities. Moreover, the project does not involve any landform modification or require any source, treatment or structural Best Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan does not involve or require water services from a water district. The project is for a regional habitat conservation plan that does rely on water service for any purpose. Therefore the project will not impact water supplies or require new or expanded entitlements.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan is a regional habitat conservation plan and will not produce any wastewater; therefore, the project will not interfere with any wastewater treatment providers service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan is a regional habitat conservation plan and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The North County MSCP Plan is a regional habitat conservation plan and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore,

compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to Agricultural Resources, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Transportation/Traffic. While mitigation has been proposed in some instances that reduce these effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Agricultural Resources, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Transportation/Traffic. While mitigation has been proposed in some instances that reduce these cumulative effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Potentially Significant Unless Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Potentially Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Agricultural Resources, Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, Population and Housing, Public Services and Transportation/Traffic. While mitigation has been proposed in some instances that reduce these significant effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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Notice of Completion and Environmental Document Transmittal Form

See NOTE Below

SCH # _____

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044--916/445-0613

1. **Project Title:** North County Multiple Species Conservation Program (MSCP) Plan, Log No. 04-00-001
2. **Lead Agency:** San Diego County, DPLU 3. **Contact Person:** Jeremy Buegge
3a. **Street Address:** 5201 Ruffin Road, Suite B 3b. **City:** San Diego
3b. **County:** San Diego County 3d. **Zip:** 92123-1666 3e. **Phone:** (858) 694-3719

Project Location: To the north, the North County MSCP Plan extends to Riverside County line. To the west, the NCMSCP Plan extends to the eastern edge of Camp Pendleton Marine Base and the northern coastal cities of San Diego County. To the south, the NCMSCP Plan extends to the existing MSCP South County Subarea boundary around Lake Hodges, Rancho Santa Fe, San Pasqual Valley, Mount Woodson, and Fernbrook. To the east, the Cleveland National Forest predominantly bounds the North County MSCP Plan boundaries.

4. **County:** County of San Diego 4a. **City/Community:** Communities contained within the NCMSCP Plan include Bonsall, De Luz, Fallbrook, Harmony Grove, Lilac, Pala, Pauma Valley, Rainbow, Rincon Springs, Twin Oaks Valley, Valley Center and much of Ramona.
4b. **Assessor's Parcel Nos.:** Unincorporated North Countywide
4c. **Section:** North **Twp:** North Countywide **Range:** San Bernardino Meridian
4c. **Countywide**
5a. **Cross Streets:** Unincorporated North Countywide 5b. **For Rural, Nearest Community:** Unincorporated North Countywide
6. **Within 2 Miles:** a. **State Hwy #:** 67, 76, 78 b. **Airports:** Fallbrook Airway, McClellan-Palomar, Ramona
c. **Railways:** None d. **Waterways:** Unincorporated North Countywide
e. **Schools:** Unincorporated North Countywide

7. Document Type

- CEQA:** 01. ☒ NOP 05. ☐ Supplemental/Subsequent EIR (Prior SCH No.: _____) **NEPA:** 09. ☒ NOI 10. ☐ FONSI 11. ☐ Draft EIS 12. ☐ EA **OTHER:** 13. ☒ Joint Document 14. ☐ Final Document 15. ☐ Other _____
02. ☐ Early Cons 03. ☐ Neg Dec 04. ☐ Draft EIR 06. ☐ NOE 07. ☐ NOC 08. ☐ NOD

8. Local Action Type

01. ☐ General Plan Update 05. ☐ Annexation 09. ☐ Rezone 12. ☐ Waste Mgmt Plan
02. ☐ New Element 06. ☐ Specific Plan 10. ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.) 13. ☐ Cancel Ag Preserve
03. ☐ General Plan Amendment 07. ☐ Community Plan 11. ☐ Use Permit 14. ☐ Reclamation Plan
04. ☐ Master Plan 08. ☐ Redevelopment 15. ☒ Habitat Conservation Plan

9. Development Type

01. ☐ Residential: *Units* _____ *Acres* _____ 07. ☐ Mining: *Mineral* _____
02. ☐ Office: *Sq. Ft.* _____ *Acres* _____ *Employees* _____ 08. ☐ Power: *Type* _____ *Watts* _____
03. ☐ Shopping/Commercial *Sq. Ft.* _____ *Acres* _____ *Employees* _____
04. ☐ Industrial: *Sq. Ft.* _____ *Acres* _____ *Employees* _____
05. ☐ Water Facilities: *MGD* _____ 09. ☐ Waste Treatment: *Type* _____
06. ☐ Transportation: *Type* _____ 10. ☐ OCS Related
11. ☒ Other: *Habitat Conservation Plan*
10. Total Acres approximately 311,800 **11. Total Jobs Created** N/A

12. Project Issues Discussed in Document

- | | | | |
|---|---|---|---|
| 01. <input type="checkbox"/> Aesthetic/visual | 09. <input type="checkbox"/> Geologic/Seismic | 17. <input type="checkbox"/> Social | 25. <input checked="" type="checkbox"/> Wetland/Riparian |
| 02. <input checked="" type="checkbox"/> Agricultural Land | 10. <input type="checkbox"/> Jobs/Housing Balance | 18. <input type="checkbox"/> Soil Erosion | 26. <input checked="" type="checkbox"/> Wildlife |
| 03. <input type="checkbox"/> Air Quality | 11. <input checked="" type="checkbox"/> Minerals | 19. <input type="checkbox"/> Solid Waste | 27. <input type="checkbox"/> Growth Inducing |
| 04. <input type="checkbox"/> Archaeology/Historical | 12. <input type="checkbox"/> Noise | 20. <input type="checkbox"/> Toxic/Hazardous | 28. <input checked="" type="checkbox"/> Incompatible Land Use |
| 05. <input type="checkbox"/> Coastal Zone | 13. <input type="checkbox"/> Public Services | 21. <input checked="" type="checkbox"/> Traffic/Circulation | 29. <input checked="" type="checkbox"/> Cumulative Effects |
| 06. <input type="checkbox"/> Economic | 14. <input type="checkbox"/> Schools | 22. <input checked="" type="checkbox"/> Vegetation | 30. <input type="checkbox"/> Dark Skies |
| 07. <input checked="" type="checkbox"/> Fire Hazard | 15. <input type="checkbox"/> Septic Systems | 23. <input checked="" type="checkbox"/> Water Quality | 31. <input type="checkbox"/> Public Health and |
| 08. <input checked="" type="checkbox"/> Flooding/Drainage | 16. <input type="checkbox"/> Sewer Capacity | 24. <input type="checkbox"/> Water Supply | Safety |

13. Funding (approx.)**Federal \$200,000 (EIR/EIS
only)****State \$None****Total \$200,000**

14. Present Land Use and Zoning: The North County MSCP Plan boundaries covers multiple designations, including General Plan designations for agricultural, commercial, industrial, and residential, and zoning for agricultural, civic, commercial, industrial, and residential use types.

15. Project Description: The overall effect of the North County MSCP Plan is to create large, connected preserve areas that address the regional habitat needs for a number of species together and provide for ongoing management and monitoring. The North County MSCP Plan is the second of three County Habitat Conservation Plans that will work together to protect sensitive plants, animals, and their habitats in the unincorporated portions of the County of San Diego. Currently, there is a Subarea Plan that covers South County and a Plan for East County is in its initial planning phase.

16. Signature of Lead Agency Representative _____ **Date** _____

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Reviewing Agencies

- | | |
|--|--|
| <input type="checkbox"/> Resources Agency | <input type="checkbox"/> Caltrans District _____ |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> Dept. Of Transportation Planning |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Aeronautics |
| <input type="checkbox"/> Fish and Game | <input type="checkbox"/> California Highway Patrol |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Housing and Community Dev't |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Statewide Health Planning |
| <input type="checkbox"/> Dept. Water Resources | <input type="checkbox"/> Health |
| <input type="checkbox"/> Reclamation | <input type="checkbox"/> Food and Agriculture |
| <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Public Works |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> S.F. Bay Cons & Dev't Commission | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> OLA |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains |
| <input type="checkbox"/> State Lands Commission | <input type="checkbox"/> TRPA |
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> OPR - OLGA |
| <input type="checkbox"/> Solid Waste Management Board | <input type="checkbox"/> OPR - Coastal |
| <input type="checkbox"/> SWRCB: Sacramento | <input type="checkbox"/> Bureau of Land Management |
| <input type="checkbox"/> RWQCB: Region #9 | <input type="checkbox"/> Forest Service |
| <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: Conservation - Division of Mines and Geology |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Other _____ |

For SCH Use Only:

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes: _____
